

**Planning Commission
Technical Advisory Committee
& Planning Commission**

**The Cliff Morton Development and Business Services Center
1901 S. Alamo
Training Rooms A & B**

☞ March 10, 2008 ☞

11:30 A.M.

PRELIMINARY ITEMS

1. 11:30 A.M. – Call to Order
2. Roll Call

OTHER ITEMS

3. Briefing and consideration concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)
4. Consideration of the minutes for the February 25, 2008 Planning Commission Technical Advisory Committee meeting.
5. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
6. Questions and Discussion
7. **ADJOURNMENT**

For additional information concerning UDC amendments contact Trish Wallace at (210) 207-0217 patricia.wallace@sanantonio.gov, Richard L. Milk at (210) 207-5495 richard.milk@sanantonio.gov, Nina Nixon-Mendez at (210) 207-2893 Nina.NixonMendez@sanantonio.gov. For information concerning the schedule or meeting location contact Donna Schueling at (210) 207-5016 or donna.schueling@sanantonio.gov

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.



**Planning Commission
Technical Advisory Committee
& Planning Commission**

≈ February 25, 2008 ≈

MINUTES

PRELIMINARY ITEMS

1. 11:40 A.M. – Call to Order

2. Roll Call

<u>Members Present:</u>	<u>City Staff:</u>
Cecilia Garcia	Roderick Sanchez, Director, DSD
Francine S. Romero	Fernando DeLeon, Assistant Director, DSD
John Friesenhahn	Jasmin Moore, DSD
Ben Youngblood	Donna Schueling, DSD
Ramon Ruiz	Debbie Reid, DSD
Gene Dawson, Jr.	Joan Miller, DSD
Susan Wright	Temple Kennedy, DSD
Steve Hanan	Bill Telford, DSD
Bob Liesman	John Osten, DSD
Mike Cude	Juan M. Ramirez, DSD
Jody Sherrill	Thomas Carrasco, DSD
Fred Pfeiffer	Melissa Ramirez, DSD
Peggy Tedford	Nina Nixon-Mendez, Planning & Community Dev.
Brad Peel	Richard Milk, Planning & Community Development
	Trish Wallace, Planning & Community Development
<u>Members Absent:</u>	Lauren Edlund, Planning & Community Development
Linda Holsonback	Rebecca Paskos, Planning & Community Development
Erika Juknies	Joe G. Mendoza, Planning & Community Development
	Christina De La Cruz, Public Works
<u>Others:</u>	Abigail Kinnison, Public Works
Robert Hanley	Susan Guinn, City Attorney's Office
Jeffrey McKinnie	David Clear, CMSA
Robin Stover	Bob Browning, Public Works

OTHER ITEMS

3. Briefing and consideration concerning amendments to the Unified Development Code (UDC): Article II. "Use Patterns," to add Section 35-209 related to "Form Based Development", and amending the Table of Contents, UDCII:1; and Article III. "Zoning," to add Section 35-357 pertaining to "Form Based Zoning District," and amending the Table of Contents, UDC III:2. (Department of Planning and Community Development)

- Remove "gradual" throughout section
- Change "the aggregate" to "any" throughout section
- Change "permitted by right" to "shall be appropriate" throughout section
- 35-209(c)(2) Change wording to "A system for the gradual Transfer of Development Rights (TDR) from the S2 ... to the S4 and S5 (~~Growth Sectors~~) S4 or greater, ..."

- 35-209(c)(3)(B) Define all terms, specify what kind of transportation corridors are referred to (migratory or those defined by Major Thoroughfare Plan?)
- 35-209(c)(3)(C) "No building shall be placed or excavation shall be conducted within the Preserve Sector provided, however, that except for rights-of-way for trails, any streets needed to provide access to the property and water, sewer, electric, or cable lines, or other utilities may be cleared."
- 35-209(c)(4)(B) Remove "to be Acquired" from 3-5
- 35-209(c)(7)(A) Define "high-capacity thoroughfares"
- 35-209(c)(8) Add reference to section 35-209(e)
- 35-209(d)(1)(E) Provide rationale for 10% maximum regarding remnants
- 35-209(d)(1)(J) What is the feasibility of avoiding placement within utility easements?
- 35-209(d)(3)(A&B) What is the basis for acreage limitations of 20 and 80? Add language to include ROW in acreage.
- 35-209(d)(3)(A)(2) Clarify in table 209-18 that both T1 and T2 are not necessary
- 35-209(d)(3)(B)(2) Move to statement of purpose (Section a)
- 35-209(d)(3)(B)(4) Correct spelling of Development, define how the ¼ mile is measured (from middle of ped shed or from any point?)
- 35-209(d)(3)(C)(2) Remove "The simultaneous planning of adjacent parcels is encouraged."
- 35-209(d)(3)(C)(3) Remedy spacing
- 35-209(d)(3)(C)(4) Correct spelling of Development, change "may" to "shall"

4. Consideration of the minutes for the February 4, 2008 Planning Commission Technical Advisory Committee meetings.

Motion: Jody Sherrill to adopt the minutes from the February 4, 2008 meeting

Second: Peggy Tedford

In Favor: Unanimous

Opposed: None

Motion Passed

5. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.

The Planning Commission Technical Advisory Committee did not enter into Executive Session.

6. Questions and Discussion

It was discussed that the traffic study was necessary during the process.

The committee scheduled the next Planning Commission Technical Advisory Committee meeting for Monday, March 10, 2008 11:30 a.m.-1:30 p.m.

7. ADJOURNMENT, 1:15 P.M.

APPROVED:

Ms. Cecilia Garcia – Chairperson